

**LEGAL DESCRIPTION:
2.31 ACRE TRACT OF LAND**

A TRACT OF LAND CONTAINING 2.31 ACRES, MORE OR LESS, OUT OF A 1,450 ACRE TRACT OF LAND CONVEYED TO DELFINA BENAVIDES ALEXANDER OCHOA AND JOSEFINA ALEXANDER GONZALEZ, AS RECORDED IN VOL. 414, PAGES 502-506. DEED RECORDS WEBB COUNTY TEXAS, AS PER CONNECTION WARRANTY DEED RECORDED IN VOLUME 4284, PAGES 455-458, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, AND SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS, SAID 2.31 ACRE TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A [POINT] 1/2" IRON ROD ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF BARTLETT AVENUE (100 FEET R.O.W.), BARTLETT AVENUE EXTENSION PLAT SOUTH RECORDED IN VOL. 35, PAGES 7-9, PLAT RECORDS WEBB COUNTY TEXAS, AND SOUTHEASTERN CORNER OF THE 8.50 ACRE TRACT OF LAND, OF D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA, OWNED BY DR. RICARDO G. CASAROLA, RECORDED IN VOL. 4807, PG. 443, PUBLIC RECORDS WEBB COUNTY TEXAS, BEING THE SOUTHWESTERN CORNER AND THE POINT OF BEGINNING OF THIS SAID 2.31 ACRE TRACT OF LAND, HEREBY;

THENCE N 21° 48' 09" W, A DISTANCE OF 301.96 FEET TO A POINT OF CURVATURE, HEREOF;

THENCE ALONG A NON-TANGIBLE CURVE TO THE RIGHT, CONTINUING WITH A RADIUS OF 1148.05', AN ARC LENGTH OF 293.95', WITH A CHORD BEARING OF N 60° 31' 23.82" E, FOR A DISTANCE OF 293.15', TO A NON-TANGIBLE POINT, HEREOF;

THENCE S 36° 51' 04" E, A DISTANCE OF 301.95 FEET TO A POINT OF CURVATURE, BEING THE SOUTH EASTERN CORNER, HEREOF;

THENCE ALONG A NON-TANGIBLE CURVE TO THE RIGHT, CONTINUING WITH A RADIUS OF 1150.00', AN ARC LENGTH OF 373.26', WITH A CHORD BEARING OF N 60° 31' 23.82" W, FOR A DISTANCE OF 372.25', TO A NON-TANGIBLE POINT, ALONG THE NORTHWESTERN RIGHT-OF-WAY LINE OF SAID BARTLETT AVE. (100' R.O.W.) BEING THE POINT OF BEGINNING AND CONTAINING 2.31 ACRES, MORE OR LESS.

NOTES:
1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, 4205 SOUTH ZONE, NAD 83.
2. THIS DESCRIPTION WAS PREPARED FROM RECORD INFORMATION AND ACTUAL FIELD SURVEYS WERE CONDUCTED.

CERTIFICATE OF OWNER: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, LOT 10 & LOT 11, BLOCK 8

STATE OF TEXAS §
WEBB COUNTY §

I, _____, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, LOT 10 & LOT 11, BLOCK 8" IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOR HIGHWAYS, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

D & J ALEXANDER INVESTMENTS, LLC _____ DATE _____

STATE OF TEXAS §
WEBB COUNTY §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, LOT 10 & LOT 11, BLOCK 8, PREPARED BY RICARDO VILLARREAL, REGISTERED PROFESSIONAL ENGINEER NO. 101308, AND DATED THE ____ DAY OF _____, 20__%, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E. _____ DATE _____
CITY ENGINEER

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
COUNTY OF WEBB:

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF WATER, SEWER SERVICES, APPURTENANCES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO AND WEBB COUNTY COMMISSIONERS' COURT.

RICARDO VILLARREAL, P.E. No. 101308-TEXAS _____ DATE _____



CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

I, _____, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND.

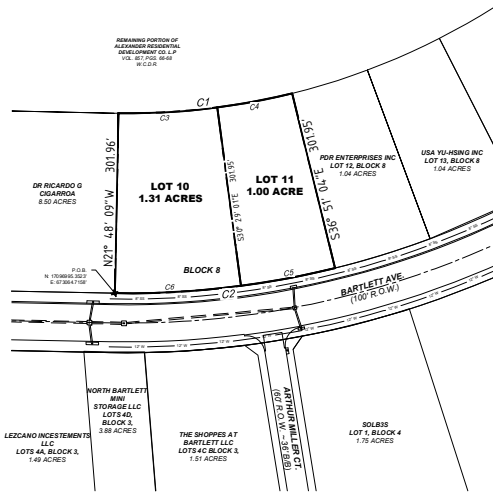
RICARDO VILLARREAL, R.P.L.S. No. 6242
TBLPS FIRM REG. NO. 10194686 _____ DATE _____



PLANNING COMMISSION APPROVAL

THIS PLAT OF "PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, LOT 10 & LOT 11, BLOCK 8" CITY OF LAREDO, TEXAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON ____ DAY OF _____, 20__.

DANELLA SADA PAZ, _____ DATE _____
PLANNING AND ZONING COMMISSION CHAIR



Curve Table					
Curve #	Arc Length	Radius	Delta	Bearing	Length
C1	293.95'	1148.05'	14.6702	N60° 29' 05.21"E	293.15'
C2	373.26'	1450.00'	14.7490	S60° 31' 23.82"W	372.25'
C3	166.36'	1148.05'	8.3023	S63° 40' 03.40"W	166.21'
C4	127.60'	1148.05'	6.3679	S56° 19' 56.96"W	127.53'
C5	161.15'	1450.00'	6.3678	N56° 19' 57.68"E	161.07'
C6	212.10'	1450.00'	8.8812	N63° 42' 25.94"E	211.92'

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE ____ DAY OF _____, 20__%. THE MINUTES OF THE SAID MEETING REFLECT SUCH APPROVAL.

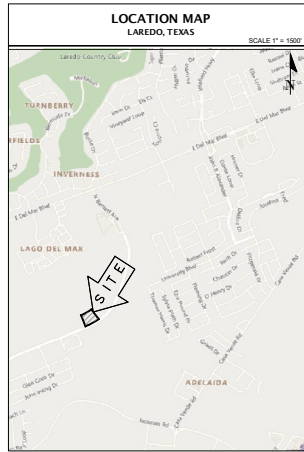
VANESSA GUERRA, ACP _____ DATE _____
DIRECTOR OF PLANNING DEPARTMENT
CITY OF LAREDO, TEXAS

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS:
COUNTY OF WEBB:

I, MARGIE RAMIREZ BARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED ____ DAY OF _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS "PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, LOT 10 & LOT 11, BLOCK 8" WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20__%, AT ____ O'CLOCK ____ M. IN VOLUME ____ PAGE ____ OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE ____ DAY OF _____, 20__%.

HON. MARGIE RAMIREZ BARRA _____ DATE _____
COUNTY CLERK, WEBB COUNTY, TEXAS



PLAT NOTES & RESTRICTIONS

- SIDWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- THIS SUBJECT PROPERTY IS LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 48472C, PANEL NO. 1193C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
- SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
- P.O.B.: SET IRON ROD BEING THE SOUTHWEST CORNER (N. 17066995.5323, E. 673064.7158).
- GRID COORDINATES: MAD8 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT ORIGINAL INCH CONTROL.
- ACCESS TO BARTLETT AVE.

OWNER:
D&J ALEXANDER INVESTMENTS, LLC
1302 CALLE DEL NORTE, SUITE
LAREDO, TEXAS 78041

PLAT OF D & J ALEXANDER COMMERCIAL PHASE 15, ALEXANDER CROSSING PLAZA, LOT 10 & LOT 11, BLOCK 8

A TRACT OF LAND CONTAINING 2.31 ACRES, MORE OR LESS, OUT OF A 1,450 ACRE TRACT OF LAND CONVEYED TO DELFINA BENAVIDES ALEXANDER OCHOA AND JOSEFINA ALEXANDER GONZALEZ, AS RECORDED IN VOL. 414, PAGES 502-506, DEED RECORDS WEBB COUNTY TEXAS, AS PER CONNECTION WARRANTY DEED RECORDED IN VOLUME 4284, PAGES 455-458, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, AND SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS.

PREPARED BY	REVISED BY
DRAWN BY	DATE
APPROVED BY	DATE
SCALE	GRAPHIC SCALE IN FEET

TOPSITE
Civil Group

PRELIMINARY

1.0